



46 Lisbon Road

£169,995

This mid-terraced house has been priced to sell and is located in a popular residential area of Toftwood.

From the entrance hall, there is a fitted kitchen and living room with understairs cupboard and sliding doors to the rear garden.

On the first floor, there is an upper landing with two bedrooms, both with wardrobes/cupboards and a bathroom.

The rear garden is fully enclosed with a patio area and gate to the rear which provides access to the garaging behind where there is a single garage for this property.

Services

Gas central heating. Mains water, drainage, and electricity are connected.

N.B. There is an annual service charge payable to Amber Management of £346.80. (This is subject to change).



Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops.

Directions

To find the property proceed into Toftwood and take the right hand turning onto Stone Road, followed by the left turning onto Hillcrest Avenue. Take the first right turning onto Lisbon Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

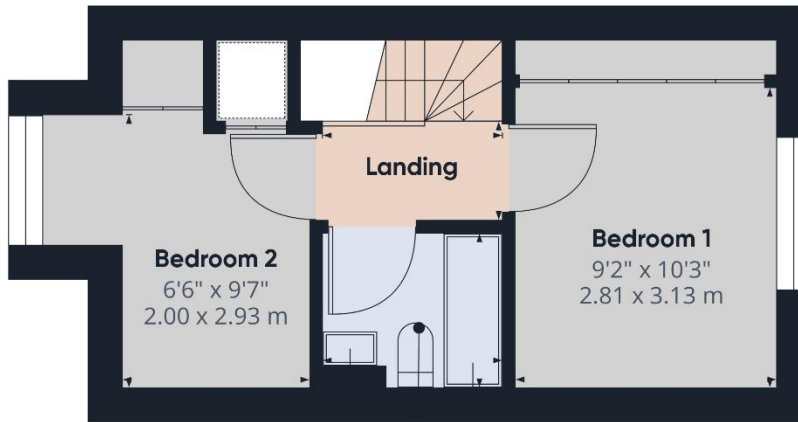
This property is being marketed by our Dereham office and the property reference is AD0189.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Bathroom

Floor 1



Approximate total area⁽¹⁾
515.16 ft²
47.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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